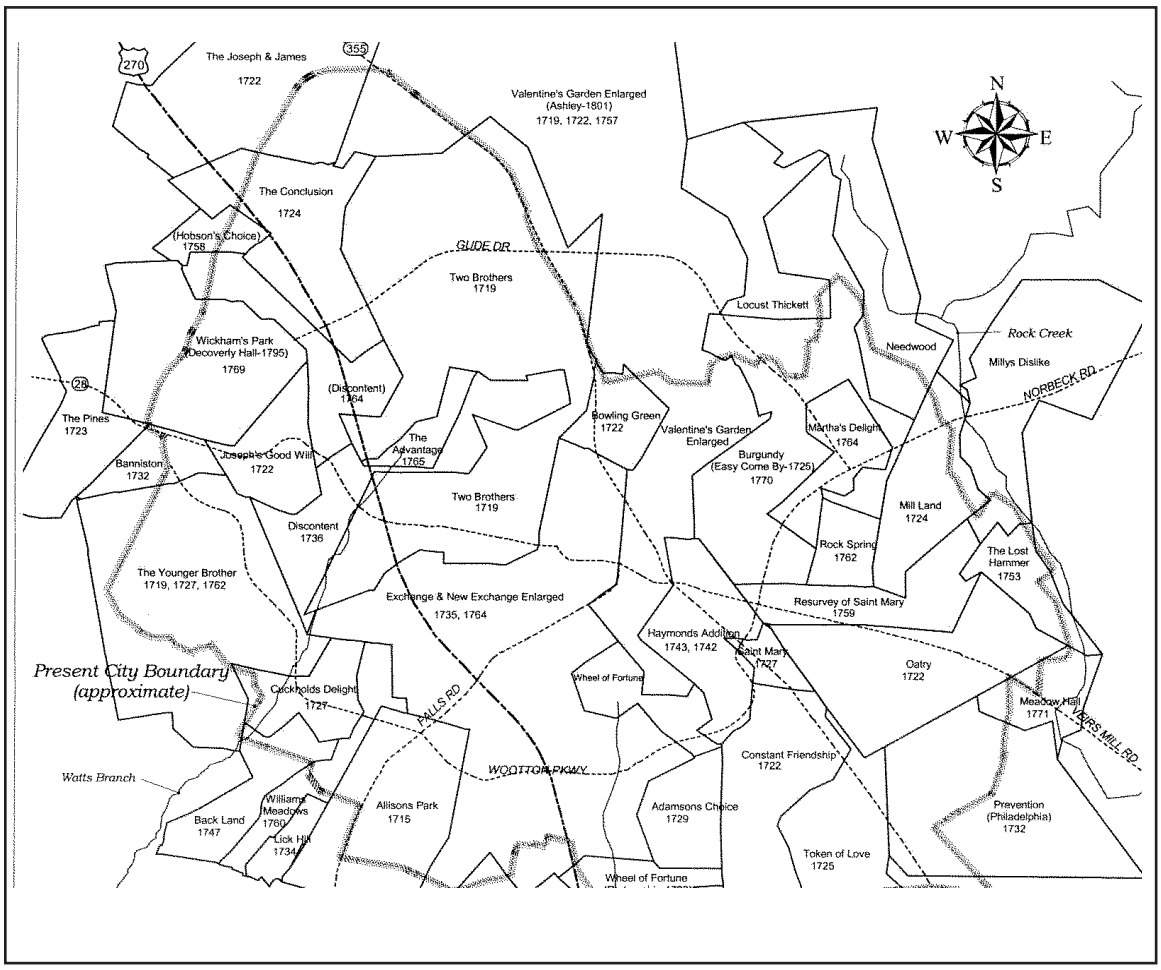
Appendix 1:
History of Twinbrook

A Brief History of the Twinbrook Area

In the early 18th century, before there was Rockville, large tracts of land were parceled out to wealthy plantation and merchant families, most of whom were of English or Scottish descent. Many of these tracts were not farmed or built on until years later. Tobacco was a profitable crop in the region and it was most likely grown on the few small farmsteads that existed in the area.

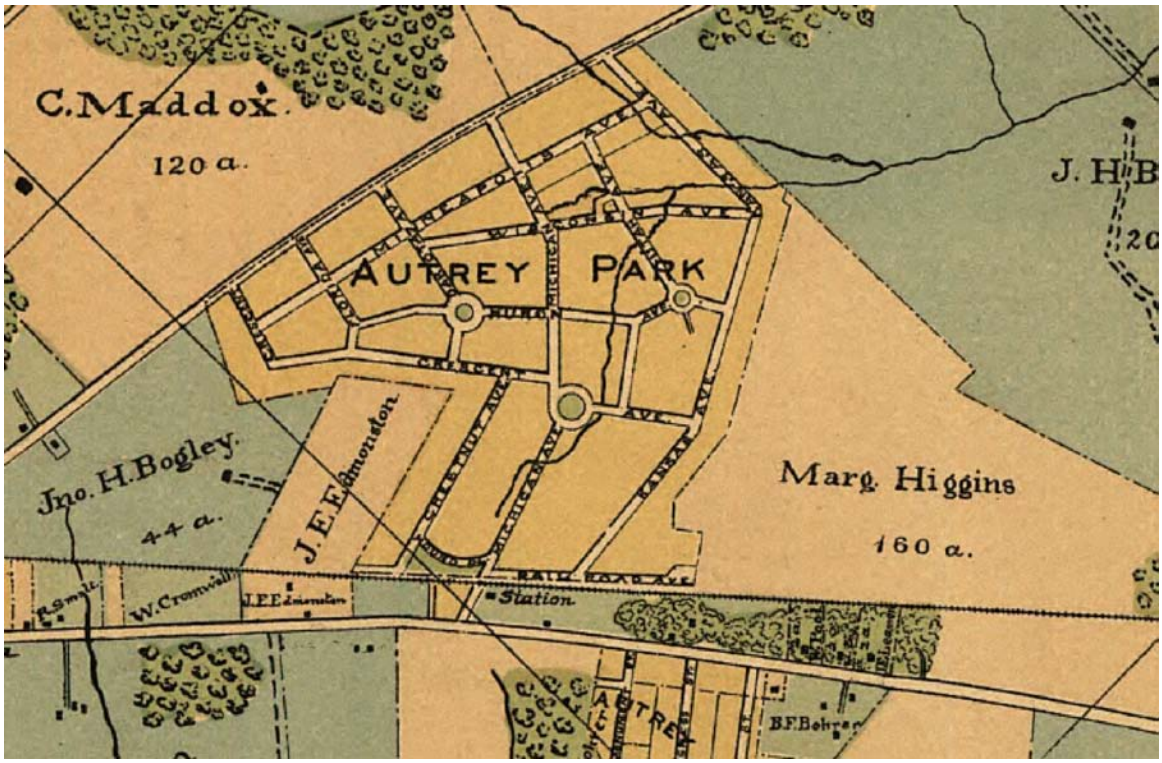
Caleb Polleckfield Litton (Letton), Sr. was born 1678 in Ottery, St. Mary, Devon, England and was a merchant-farmer and constable there. He came to the colonies as a regular soldier in the British Army in 1700 and served until 1720 in St. Mary's County and the surrounding areas. For his service in



the King's Heavy Cavalry and under conditions of plantation set out by Lord Baltimore, Caleb Litton acquired a warrant for 405 acres which he used to obtain a patent for survey. He had the land surveyed in 1722 and named it after his birthplace in England,'"Sutre", also known as 'Oatry', 'Ottery' or 'Autra'. In 1727, he patented an adjoining tract of 67 acres, which he called "St. May's" (St. Mary's). Litton, his second wife Grace Burtley Harton, and their ten children lived on the plantation and grew tobacco. Their two-story log and plank house was on what is now Baltimore Road.

to honor Caleb Litton's family and is the second oldest surviving cemetery in Rockville.

The Littons belonged to the Anglican Church, which was the official religion of Maryland, although people of other faiths lived here too. The Church formed the new parish of Prince George's in 1726 and in 1739 a "Chapel of Ease" was established on a two-acre parcel on what is now the Rockville Cemetery. Rockville Cemetery is associated with this early chapel and is the oldest burying ground in the City. Many prominent individuals in Rockville and Montgomery County his-



Part of the land Caleb called Oatry became the late 19th century platted subdivision of Autry Park, the trolley station and, eventually, part of Twinbrook. The St. Mary's acreage includes the site of the present church at the intersection of Veirs Mill Road and Rockville Pike. Litton died in Rockville in 1763 and the Litton family cemetery is in Autry-St. Mary's Park, formerly Tweed Park. The cemetery and park was renamed in 2004

tory are buried there and the cemetery stones reflect the names of families of early plantation owners in the area, such as Clagett, Hilleary, and Beall.

The earliest remaining gravestone in Rockville Cemetery is of John Harding (1685-1752). He was a farm owner and the Harding lands were located on the south side of Baltimore Road during the 19th century. Catherine

Jane Harding Maddox, who was born in 1824, donated part of her farm to St. Mary's for the expansion of the Catholic cemetery opposite the gates of the Rockville Cemetery. The subdivision of Janeta is the southern portion of the Harding/Maddox land. Charles J. Maddox was a physician and farmer who sold 1/3-acre lots in Janeta for $100 each.

Adam Robb is the first well-known figure to own a large part of the land that eventually became Twinbrook. Robb was a Scotsman who came to Maryland and Rockville in the 1790s. He amassed a large amount of property in the area and reached some status in life when his daughter, Jane Robb, married into the wealthy Beall family in 1810, and became mistress of the Beall-Dawson House. He began to assemble his large estate, of which Twinbrook eventually became a part, as early as 1808. On June 25, 1808, there is a record of an indenture (agreement) between Robb and a Daniel Lee for considerations of 6,000 pounds of crop tobacco and 5 shillings current money for 52.5 acres of a parcel of land called "Welchmans Purchase", being part of a tract of land called "Prevention". On December 16, 1809, Robb bought 4 acres of a tract called "Exchange" and""New Exchange" from Henry Winemiller for $200. On March 2, 1811, Robb gained several tracts in repayment of a debt from William McGrath. These included parts of""St. Mary", "Oatry" containing 150 acres, and Part of Martha's Delight," containing 45 acres with buildings.

On March 21, 1812, as part of a public auction, Robb bought a part of—"Prevention" with 243 acres from the estate of John E. Willcoxen and part of a tract called "Aberdeen" from Alexander Suter for $350. On October 9, 1812, Robb purchased 97.5 acres of Adamsons Choice for $2,850 and 45 acres of a tract called "Wheel of Fortune". He purchased about 200 acres from John Oneal for part of "Locust Thickett" and on April 21, 1818 he bought 150 acres of "Wickhams Choice" from William McGrath for $1,500. Additional mortgages were recorded through 1846, including more parts of "Exchange" and""New Exchange" when the Civil War was beginning.

Adam Robb is also known historically as the proprietor of several public houses (taverns) in Rockville, one of which Washington architect Benjamin Latrobe visited in 1811 and painted the first known view of the town titled "Out of Robb's Window: Montgomery Court House." Robb was also the original purchaser of an enslaved African-American boy, Josiah Henson, who was the inspiration for Harriet Beecher Stowe's 1852 novel, Uncle Tom's Cabin.

The land patent "Mill Land" was granted to Edward Dawson in 1724. Thomas Williams leased this site for a water mill by 1731 and purchased the tract from the Dawson family in 1734. The Mill Land tract remained in the Williams family until 1837. Thomas William's grandson, William Prather Williams, laid out the town lots around the courthouse when the crossroads became the county seat of the new Montgomery County in 1801. It was platted as "Williamsburgh" and only later was renamed Rockville.

Richard Johns Bowie purchased the 210-acre "Mill Land" from the Williams family and other contiguous parcels (35 acres of "Burgundy" from heirs and assigns of Governor Thomas Sims Lee; 75 º acres of "Rock Spring" from heirs and assigns of Henry

Lansdale) north of Baltimore Road after his marriage to Catherine Williams of Hagerstown in 1833. Their "Glen View" farm estate eventually consisted of 508 acres with the square vernacular Greek Revival style stone farmhouse (built 1838) and outbuildings and was within sight distance of Rockville Cemetery. A new road was cut through Bowie's property in 1877 and became known as Avery Road.

Richard Johns Bowie was a lawyer, state senator, and chief judge of the Maryland Court of Appeals. He also managed one of the most productive farms in the area and he helped to establish the Montgomery County Agricultural Society in 1846. He donated five acres of his land to the Vestry of Christ Episcopal Church for the cemetery in 1880, a year before he died. His widow, Catherine Bowie donated two more acres in 1889. Both Bowies are buried in Rockville Cemetery.

After Glenview passed out of the Bowie family in 1904, the property was divided. Charles J. Fox, and later Franklin Fox acquired the house and 119 acres. Emma J. Walters owned the property for two years until 1917, when the Washington Loan and Trust

Company purchased it as Trustees for Irene Moore Smith. Mrs. Smith was widowed soon after the purchase and she later married Army surgeon James Alexander Lyon in 1923.

Dr. and Mrs. Lyon began extensive expansion and renovation of the house in 1925. The work was completed in 1926 and incorporated the main block of the 1838 Glen View house into the 5-part Classical Revival structure that is there now. The Lyons, who maintained their principal residence in Washington, DC, used the Glen View estate primarily as a summer residence. After Mrs. Lyon's death in 1950, the Montgomery County Historical Society bought the house and 28 acres to house its collections and research library, but the costs of operating and maintaining the property were too burdensome, and after three years, the Society sold the house and grounds to the City of Rockville to use for civic, cultural and social events. The City has since expanded the property and the facilities and buildings.

Farming continued to be the primary occupation in the area in the 1800s, but tobacco eventually depleted the soil, and the land was left fallow or planted with grains such as wheat, barley and corn. Four water-powered mills were operating in the Rockville area af-

ter the Civil War. Muncaster, Veirs, Needwood (later called Horner's) mills were all located on Rock Creek and Wootton's Mill was situated on Watt's Branch to the west. They were small, family-run businesses that operated seasonally and they were important gathering places for farmers to exchange news and information. By the second half of the 19th century, the area that became Twinbrook was developing into a small settlement. Roads through the area led to the market centers of Frederick and George Town, to the mill sites on creeks, and to the Chapel of Ease.

Samuel Clark Veirs, born near Dawsonville in 1798, purchased several hundred acres including a 175-acre farm, woodlands and rolling hills leading down to Rock Creek. His family started a water-powered grist and sawmill business, Rock Creek Mills, in 1838. Veirs and Co. operated the mill for 89 years and customers accessed it from Rockville and Mitchell's Crossroads (now Wheaton) by a route that later became known as Veirs Mill Road. The mill was on the west side of this road, south of Rock Creek. The miller's house was on the northwest corner of Veirs Mill Road and Aspen Hill Road. Samuel Clark Veirs built his house on high ground there that he named Meadow Hall. He was a prominent citizen and served as a judge in the Orphans Court from 1864 until his death in 1872.

William Veirs Bouic was adopted and raised by Samuel and Julianna Veirs at Meadow Hall. Bouic studied at Rockville Academy and became State's Attorney and later circuit court judge. He added to the

property and operated four farms and additional acreage, including the mill.

The Bouic family sold Meadow Hall with the mill and 400 acres to a series of Washingtonians who used it as a summer retreat. One owner was Donald Woodward, president of the former Woodward & Lothrup department store. He called this summer residence Brodwood, which was a compilation of family names. Its terraced gardens are still visible in the woods below Meadow Hall Drive, and the Twinbrook Forest community uses the pool and poolhouse, but the mansion was demolished in 1965 after a search for a buyer proved fruitless.

Requested from Peerless

On May 20, 1873, John Hilleary Bogley (1838-1916) bought an undeveloped 200-acre tract of timber that was part of Adam Robb's estate for $4,160 at public auction. It was sold at auction because the land "wouldn't admit to selling or dividing into kind." A partition suit had to be filed in order to secure the division. All of this particular tract of the Robb estate was sold to John H. Bogley, except about 13 3/8 acres, which had been sold previously to William Veirs Bouic.

Over the years, Bogley cleared the land and turned it into a prosperous farm that produced staple crops. It was known as "Wallnut Springs Farm" because of the many walnut trees and springs found there. Bogley served as a member of the Board of County Commissioners for three terms and was very involved in civic affairs. He was married twice and raised a family of eight children. Halpine Station was located on the B&O Railroad within approximately 1,000 yards of where the farm cornered on the southeast. J.H. Bogley is buried at Rockville Cemetery.

Miss Lillian M. Small, a native of Washington, D.C., bought the land from the John H. Bogley estate through the surviving trustees, Bogley's sons, James T. and Emory H. Bogley, in 1925, paying $33,000 for the property. The deed, dated September 14, 1925, states that'"all of that tract or parcel of land described as Lot No. One (1) of the "Home""place" in the division or real estate of Adam Robb, deceased, among his heirs at law, which is particularly described in the land proceedings to divide the said real estate of Adam Robb, deceased, and being a part of the tract called "Autria", containing 186 1/2 acres, more or less, being a part of "Oatry,"" which was the original 405 acre tract surveyed in 1720 for Caleb Litton.

Miss Small bought the farm as a retreat from her Washington, DC home where she held a government job. She owned the property for more than 20 years, and although she never used it as a primary residence, she visited to walk and enjoy the peace and quiet of the countryside. There were two houses on the farm when Miss Small bought it. The smaller house was nearest Veirs Mill Road. The larger two-story house had a large elm tree in the rear and was still standing when the TwinBrook developers bought the land in 1946.

Requested from Peerless

Until the 1940s, Rockville's housing generally reflected the architectural variety of turn of the century downtown. There was an assortment of housing styles and types from large 19th and early 20th century houses of popular styles in the subdivisions to the west and south of the City to modest middle-class houses and small vernacular dwellings constructed in the same styles to the west, south and east of the city. There was a tradition of building with brick in the D.C. area, reinforced by the area's proximity to and admiration for the historic character of the nation's capital, Georgetown, and Alexandria. These traditional preferences continued even as new styles, like the ranch, were adapted and modified for mass consumption in the area.

The Cape Cod was prevalent in the Washington DC area in the late 1940s as it was the most affordable tract type of house, typically costly less than $10,000 but it was in decline by the early 1950s.

The FHA Underwriting Manual greatly influenced the character of the new suburban neighborhoods. Post -World War II housing development, nationally and locally, was characterized by several common elements:

Socio-economic and racial homogeneity: Mortgage insurance was readily available only in areas where the housing stock and demographics met the FHA's narrowly-defined standards. Middle-income white families occupied the majority of new suburban residential communities.

Easy availability and affordability: Government financing, low interest rates, and the cost effectiveness, made it possible for many to buy a new single-family home for the first time. It was often cheaper to buy a new house in the suburbs than to rent in the city.

Mass production techniques: The novel strategies and technology that was developed during the war was employed in quickly creating new suburban neighborhoods. Construction processes were swift and relied on standardized components and dimensions. This helped to provide a rapid response to the post-war demand for affordable housing.

Outlying locations: offering large areas of vacant or rural land were necessary for the mass production needed to address the huge demand for housing. In-fill locations in cities could not accommodate these new techniques.

Curvilinear street design: could conform to the natural terrain of a site and allow homes to take advantage of hills, creeks, ravines, etc. Curving street patterns gave the impression of country living, affluence, and other desirable qualities while reducing traffic flow and speed.

Low density: The emphasis was on detached single-family homes with yards surrounding them on all four sides.

Architectural similarity: This was the era of the tract house. A limited number of models were built with variations in window fenestration, orientation, siding color, and roof form to keep the houses from looking identical. Expansion potential and flexibility were built in to keep the houses initially affordable, but to also enable the space to be enlarged as needed and as could be accommodated by increases in income. This was often done by including an unfinished second story.

Renewed interest in Modernist ideas: The post-war housing shortage was so great that the market was willing to accept greater variety and new design concepts, though these were modified for mass consumption and conservative FHA guidelines. Modernism emphasized simplicity, function and utility, the use of modern materials and technology, open floor plans, window walls uniting inside with outside, and a more horizontal orientation. Frank Lloyd Wright's Usonian homes, the term he coined in reference to his simple and

affordable, but comfortable and technologically advanced homes, were the predecessors of many post-war homes around the country.

Relationship of indoors with outdoors: Architects sought to bring the outdoors in at this time just as landscape architects tried to incorporate natural topography in the subdivision. Early on, the grass came right up to the house; later patios were built further expanding this relationship between indoors and out. This concept represented the movement from urban to suburban orientation. Window walls linked the indoors with the outdoors and made the backyard an extension of the house.

Growing informality: The front porch gave way to the back yard patio. Formal dining was being replaced with casual BBQs and TV dinners.

Built-ins: New homeowners wanted "built-ins" for the community (schools, shopping centers, parks) as well as for their individual homes.

The model for many post-war housing communities was the utopian project that was developed as the Oak Ridge community in Tennessee by the architectural firm of Skidmore, Owings & Merrill. Oak Ridge was chosen in 1942 as a site for producing enriched uranium for the first atomic bombs as part of the Manhattan Project. The firm was contracted by the federal government to layout the town and design houses, apartments and dormitories for the workers and their families. The homes were prefabricated, many made from bonded cement and asbestos panels. The population of Oak Ridge increased from about 3,000 in 1942 to 75,000 by 1945, a feat that was possible because of the new construction technology available.

At about the same time, builder Abraham Levitt and his sons, William and Alfred, won a Navy contract to build a large number of defense housing units in Norfolk, VA. During the prior decade, the Levitts' business concentrated on custom building a few hundred homes per year, mostly on Long Island. The Navy contract was their first venture in volume, low-cost housing construction and was encouraged by Title IV of the National Housing Act, which promoted home building for defense workers.

The Levitts more famous project was their post-war planned suburban housing development in Levittown, Long Island (originally called'"Island Trees") built during the late 1940s. The fabrication was done in reverse assembly line manner, with specialized tasks being completed by groups who moved from one house to the next. This construction methodology allowed the Levitts to keep production high and costs low and they were able to complete as many as thirty houses per day. The early houses cost less than $8,000.

The first houses in Levittown, NY were built in 1947, for rental only, and were called "Cape Cods". In 1949, the "Ranch" style was added to the Levittown inventory. The Ranch model was for sale only and had a more modern appearance, with "California" features such as a split roof. In 1950, the Levitts developed four new Ranch models that retained many of the original features but also included carports and televisions built into the staircase. The last house in Levittown was completed by the end of 1951. In total, Levitt & Sons built 17,447 houses in the Long Island development between 1947 and 1951. Similar communities were built in Lower Bucks County, Pennsylvania (1951-1958) and in Willingboro, New Jersey (1958-1964?) These homes were the inspiration for those in the Twinbrook subdivision.

Twinbrook Developer Era

"For into the houses were to come an unusually civic-minded homemaker with pride of possession and ingenuity unequalled" –

Quote from Gladys L. Cross, 'This is Twinbrook", Twinbrook Life, August 19, 1954. Article originally printed in Montgomery County Sentinel

The fastest population growth in Montgomery County in the late 1940s and early 1950s occurred in Rockville. The town's population increased from 2,047 in 1940 to 6,934 in 1950 and to 26,090 in 1960. By 1960, Rockville accounted for 7.6 percent of the County's total population. Between 1950 and 1960, Rockville grew by 276%, while the County's population grew by 107%. The population growth was due mostly to in-migration to serve the rapidly expanding federal government, which employed half of the metro area work force in the 1950s. [U.S. Dept of Commerce, Bureau of Census]

Relatively few homes were built in the United States during the 1941-1945 World War II years. By 1946, demand for housing was far greater than supply (by about 5 million nationally) and the problem was exacerbated by millions of returning servicemen who were ready to settle down and start families.

The federal government responded to this national housing shortage with the Servicemen's Readjustment Act of 1944 (also known as the GI Bill) which created the Veteran's Administration's mortgage aid program similar to that of the FHA, established a decade earlier. Equipped with a VA loan, returning veterans could quickly and easily purchase homes of their own. Like much of the large tract housing development following World War II, most of the residential development in Rockville's Planning Areas 7 & 8 helped to relieve the housing shortage and provide starter homes for returning GIs and their young families.

The area between Rockville Pike and Veirs Mill Road was becoming a popular location for large-scale residential development projects and the earliest sections of the Twinbrook community were developed before it was annexed into the City of Rockville in 1949. The 2,210-acre annexation was the second annexation to exceed 100 acres and was the largest ever attempted by the City. It also included Broadwood Manor, Lincoln Park, Haiti, Hungerford Towne, and other land to the north and west of the City.

Rockcrest

Rockcrest, was built in the 1940s by Thomas O. deBeck using FHA financing and reflected the traditional Cape Cod style similar to the earliest Levittown model. Like the Levitts' earliest post-war housing models, Rockcrest homes were built on 6,000 square foot lots and reflected the nostalgic comfort and conformity sought by families immediately after the war. Accessory spaces like dining rooms, pantries, garages and front porches associated with the upper-middle class were sacrificed in this and many other post war developments in favor of providing the essential elements required by modern suburban living at an affordable cost. Although Rockcrest was started before the war, and Twinbrook was started shortly after the end of the war, the majority of housing in the Twinbrook Planning Areas 7 and 8 was built in the 1950s.

Twinbrook

Twinbrook was part of the post-war housing boom, built during the first spurt of significant low-cost housing in Montgomery County. The City welcomed the affordability of the new homes. At the time, the housing market in the county was dominated by single-family detached homes selling in the $15,000 to $20,000 range, out of reach of many young families.

On October 18, 1946, housing developers Joseph L. Geeraert, Roland E. Simmons, Wesley J. Sauter and Donald E. Gingery formed "Twin-Brook", and incorporated under

Maryland law. The four purchased the 202.3481 acres known as Walnut Hill Farm, wedged between the B&O railroad tracks and Veirs Mill Road, from Lillian Small for $94,000. The area of the original proposed Twin-Brook neighborhood was a triangle bounded by First Street on the west, Veirs Mill Road on the north, Halpine Road on the east and the B&O Railroad tracks to the southwest. This area now contains subdivisions Twinbrook, Rockcrest, Warren's second Addition to Rockcrest, Rockland, Spring Lake Village, Halpine Village and Halpine. Part of the area north of Veirs Mill Road, known as Twinbrook Forest, was also included in Geeraert's plans.

Requested from Peerless

Twin-Brook was one of the first developments in the Washington metropolitan area authorized by the 1946 Emergency Housing Act. Section I included Okinawa Avenue, St. Lo Avenue and portions of Ardennes and Coral Sea Avenues, reminiscent of the war that had just ended. It was originally platted in December 1946 (liber 30/folio 1875) with 20,000 square foot lots (some slightly larger) and was based on subdivision without sewer or water systems. The large lots were required for septic fields. Sewer became available and the town agreed to annex the development, however, so lot sizes were reduced to between 7,000 and 15,000 square feet. Section I was replatted with smaller and more irregularly shaped lots, allowing a larger number of houses, on January 28, 1947 (32/2026).

Today post-war suburban housing shows the changes that come with time — some of the houses from that era are run down; others have been liberally expanded; some have been torn down. Many have been altered to accommodate changing tastes, expanding families, and shifting property values. Neighborhoods that started out homogeneous are now heterogeneous. Twinbrook Planning Areas 7 & 8 are no exception.

Appendix 2:
Twinbrook's Oldest Houses

Oldest Houses in Twinbrook Planning Areas 7 & 8 (1898 – 1939)

912 Veirs Mill Road

Constructed in 1898, this Victorian front gable wood frame house has decorative brackets at the front porch, replacement front door, and several rear additions with numerous window replacements.

502 Gilscott Place

Constructed in 1898. The house has two brick chimneys; one exterior side and one interior slope. The wood frame structure is clad with stucco.

915 Grandin

Constructed in 1900, this two-story frame Colonial Revival "shotgun" has a two-story side addition.

2102 Stanley Ave

Constructed in 1900, this 1 1/2-story vernacular house has Victorian to Craftsman influence seen in window details and trim. The house sits on a large lot with contemporary additions added to its rear.

911 Grandin

Constructed in 1907, this two-story Colonial Revival shotgun has a one-story addition along west side. Shed roof on new front porch, across entire front facade.

920 Grandin

Constructed in 1908, this two-story Victorian farmhouse is simple in design with a full-length front porch. The house sits on the southwest corner of the lot, which is heavily wooded in the back.

913 Grandin Ave

Constructed in 1908, this two-story vernacular house is situated on a long lot with a variety of outbuildings. The front porch has been enclosed and additions extend the house in the rear.

910 Veirs Mills Road

Constructed in 1908, this bungalow 1 1/2-story frame building with painted stucco application on first floor and wood shingle above. Beaded board soffit at eaves.

914 Grandin Ave

Constructed in 1910, this 1 1/2-story bungalow has a hip-roofed dormer extending from the front. The house has a full-length front porch.

919 Maple Ave

Constructed in 1923, this house is a 2 1/2-story Victorian/Colonial Revival style house with a front wraparound porch.

905 Veirs Mills Road

Constructed in 1925, this two-story American Foursquare is situated on a corner. The square house has a pyramidal hipped roof.

907 Grandin Ave

Constructed in 1928, this house is a two-story American Foursquare with a pyramidal hip roof. Battered wood 1/2-height columns on stone-faced, concrete masonry unit (CMU) piers built to railing height.

401 Twinbrook Parkway

Constructed in 1928, this 1 1/2-story Gothic Revival house is typical of 1920s houses with an irregular pitched front gable.

910 Grandin Ave

Constructed in 1929, 1 1/2-story frame Craftsman Bungalow, with a large central shed roof dormer on the front and back slope.

916 Grandin Ave

Constructed in 1932, two-story frame front gable Colonial Revival with enclosed front porch and rear addition. Cornice returns detail the roof eaves.

912 Grandin Ave

Constructed in 1939, this two-story Colonial Revival house has a wide-angle roof and 6/6 double hung windows.

Appendix 3:
Twinbrook Typologies

Cape Cod (1940-1960)

- 1 to 1 1/2-stories
- Symmetrical appearance
- Often irregular window placement
- Metal windows common
- False shutters
- Gable front dormers
- Brick and wood exteriors

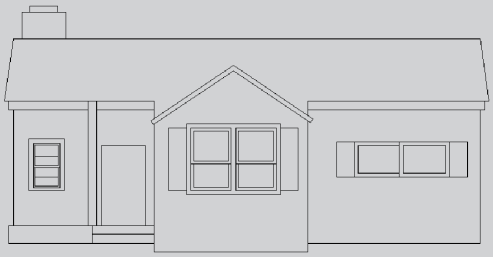
536 Calvin/Twinbrook Forest/1953

5709 Crawford/Twinbrook/1951

1331 Grandin/Broadwood Manor/1950

Minimal Traditional (1935-1955)

- Usually 1 story, rarely 2 stories
- Low or intermediate roof pitches
- Projecting front-facing gable roof
- Large chimney
- Clad in wood, brick, stone or mixture of these materials
- Minimal detail



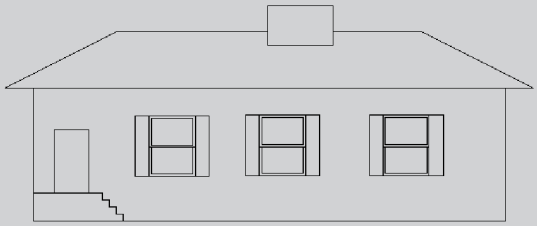
1301 Grandin/Silver Rock/1953

1912 Henry/Rockland/1954

1901 Gainsboro/Rockland/1954

Ranch (1935-1975)

- 1 story
- Entrance informal, often near driveway
- Hipped, cross-gable, and side gable roofs most common
- Clad with brick, wood and synthetic siding
- Large picture windows popular in living areas



1208 Highwood/Rockcrest/1953

1955 Lewis/Rockland/1966

409 Denham/Rockwood/1967

Split Level(1955-1975)

- Multi-story modification of the Ranch style
- Adds a two-story unit intercepted at mid-height by a 1 story wing, makes three floor levels of interior space
- Low-pitched roof
- Wide variety of exterior materials

804 Burdette/Burgundy Estates/1957

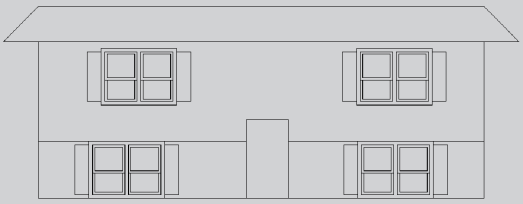
505 Castleford/G's Add to Twinbrook Forest/1959

5925 Holland/Halpine Village/1957

605 Marcia/Twinbrook Forest/1960

Raised Ranch/Split Foyer/Bi-level (1955-Present)

- Modified version of the rancho
  Lower level more out of the ground than in the ground
- Foyer split between upper and lower levels
- Basements rare
- Entrance usually in center of the house



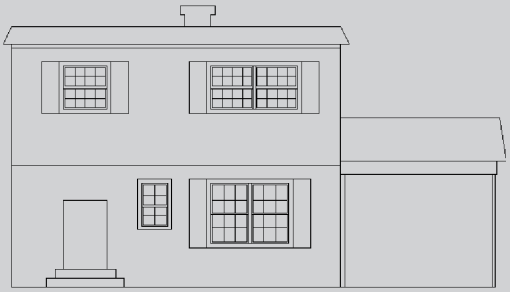
1235 Gladstone/St. Mary's Park/1960

603 Denham/Burgundy Estates/1963

309 Greunther/G's Add to Twinbrook Forest/1981

Neo-colonial(1970-Present)

- 1-2 stories
- Gable and hipped roofs common
- Some Colonial-revival detail
- Large, double-hung windows
- Clad with brick veneer, synthetic siding and stucco
- Garages and carports common



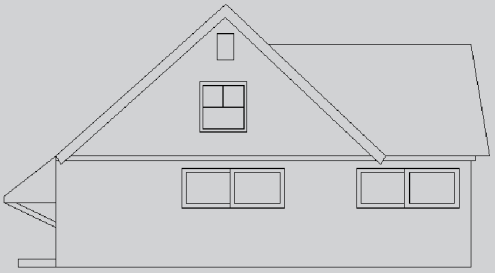
307 Silver Rock/Silver Rock/1955

1223 Gladstone/St. Mary's Park/1960

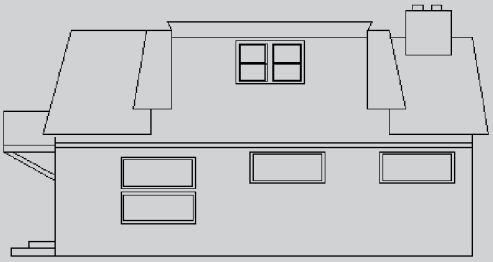
1207 Gladstone/St. Mary's Park/1960

Levittown Ranch Type A(1949-1959)

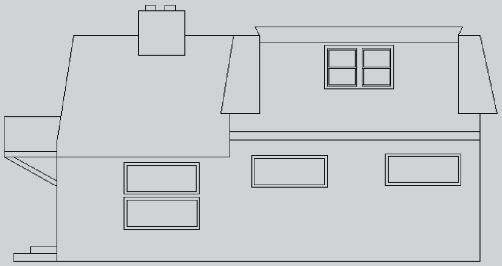
- 1 1/2-stories
- Attic meant to be expanded, and often unfinished
- Shed dormer interrupts eave line
- Multiple, rectangular windows, sliding square windows
- Variety of exterior materials
- Entrance found on side or front of house



Type A – 5803 Vandergrift/Twinbrook/1953



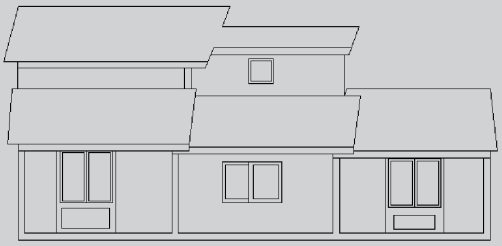
Type B – 330 BroadwoodG's Add to Twinbrook/ 1953'



Type C – 509 Calvin/Reese/1959

Shed(1960-Present)

- 1 1/2- to 2-stories
- Multi-directional shed roof
- Features colliding geometric shapes, bold diagonals, and multiple massing
- Clad with wood, brick and stucco
- Small windows
- Entrance usually recessed or obscured



2118 Lewis/Rockland/1978

2122 Lewis/Rockland/1979

Townhouse Developments

There are four townhouse developments within the Twinbrook Neighborhood boundary; two are in Planning Area 7 and two are in Planning Area 8. All of them are located at the extreme edges of the planning area boundaries and three are at the eastern City limits. Three were built as RTH developments within the last decade, and the earliest, Twinbrook Forest Condominums, was built as a PRU development in the late 1960s.

Rockcrest Courts

Townhouse units are located at the northern end of Lewis Avenue and were built 1989-90. All have one- or two-car garages that are accessed by Rockcrest Circle which encircles the property. The main entrances to the brick-faced units front onto an internal linear courtyard that bisects the property.

Cambridge Walk I & II

Townhouses are adjacent to each other on compact sites on Halpine Road and Halpine Walk Ct., respectively. They are situated next to the Twinbrook Metrorail parking lot and across Halpine Road from single-family split-level houses. All of the brick-faced units have two-car garages beneath two levels of living space. The main entrances are on the same façade as the garages and are accessed by steep steps. Phase I was built in 1993-94 and Phase II was built between 1996 and 1998.

Ashleigh Woods

On Ashleigh Woods Court off Baltimore Road, is similar to Cambridge Walk. Each unit has a two-car garage on the lowest level and recessed front entries face the street. Many rear yards have decks or patios. The property backs to wooded Broome Park and is close to several institutional uses including a synagogue, churches and Rockville High School. The base zoning is R-90 which provides it with some more open space than the other townhouse developments with R-60 base zoning. The units were built between 1996 and 2000.

photo coming

Twinbrook Forest

Condominium townhouses are located between Carl Sandberg Learning Center and Rock Creek Park around a cul-de-sac at the end of Meadow Hall Drive. They do not have garages but there are parking spaces in front of the units. The architecture is a mix of neo-colonial and Dutch colonial styles, two-storys over full third walk-out lower levels. Built in 1967, it is the oldest existing townhouse development in Twinbrook.

Appendix 4:
Existing Zoning

Existing Zoning in Rockville:

Protecting the integrity of single-family residential neighborhoods has been a consistent goal of previous City and Neighborhood Plans, and this Plan aims to continue towards that goal. Although the majority of land within the Twinbrook neighborhoods is zoned for single-family residential use, multi-family residential is also allowed within the northern portion of the area. Some non-residential uses– such as schools and churches - are also permitted in residential zones, but only after going through a special exception review process. There is not a separate zone for "School" or "Church". Commercial and Industrial zones govern the land use of the remaining, non-residential, portions of the area.

When zoning was first put in place in the City of Rockville it emphasized the establishment of single-use zones, thus separating commercial and industrial uses from residential uses. Within each use zone different types of structures were separated – for example, townhouses could not be constructed within a single-family residential zone. The Twinbrook neighborhoods were built using this type of single-use, single-structure zoning.

As the City developed, it was recognized that this separation of uses and building types made access to transit, shopping and other amenities difficult and a series of more flexible zoning categories was created to remedy that difficulty. The earliest groups of flexible

Insert Existing Zoning in Twinbrook Map

Coming

zones were Special Development Procedures, which emphasized a mix of different types of housing within the development. An overlay zone, unique to each circumstance, is developed and is applied over the base residential zone, which remains in place. The Twinbrook Forest condominium townhouses were developed under this type of procedure. The Planned Residential Unit (PRU) overlay zone establishes the town house standards, but the area retains the R-60 residential base zone. More recently the Residential Townhouse Development (RTH) procedure has been used to allow for townhouse development in suitable areas of the City, usually to act as a transitional area between commercial and high density areas and single-family areas.. Examples in the Twinbrook neighborhoods include Ashleigh Woods, Rockcrest Courts and Cambridge Walk.

These types of residential procedures were followed by the establishment of special zones such as the Town Center zones, the Rockville Pike Commercial (RPC) Zone, and the Rockville Pike Residential (RPR) Zone. These zones have been applied in areas where the City wanted to encourage a particular mix of uses, increase the number of housing options, and maximize on the public investment already made in transit systems and other public infrastructure. There are currently no mixed-use zones within the two Twinbrook Planning areas.

Changing a Zone:

The zoning of each parcel is indicated on the City's official zoning map. The zoning map can only be altered through a Map Amendment process. There are two ways in which this can be achieved:

Sectional Map Amendment -

Amends the zoning map for a section of the City covered by a Master Plan. The City initiates this process – often through a Neighborhood Plan such as this one - and public notice, including a public hearing, is required.

Local Map Amendment -

Can be initiated by a property owner who must demonstrate that there has been either a substantial change in the character of the neighborhood since the last comprehensive zoning, which was not anticipated by the master plan, or that there was a mistake in applying the original zone. Typically it is very difficult to meet this criteria.

Development Standards:

Each zone has a separate set of development standards that govern the size and bulk of structures on property's within the zone. The current standards control height, lot coverage, setbacks, lot sizes, and accessory structures. It is important to note that the Development Standards in the City's current Zoning Ordinance are not architectural standards or guidelines, and do not regulate the style or appearance of the structures.

A development nonconformity arises where some aspect of the land or buildings does not meet the current Ordinance requirements, such as a setback requirement that was put into the Ordinance after the structure was built. If the building that is a development nonconformity is demolished or damaged to more than 50% of its replacement cost, new construction must conform to today's zoning requirements.

Residential Zoning:

As noted, more than 97% of the land in Planning Areas 7 and 8 is zoned for residential uses with the balance zoned for commercial and industrial uses. There are currently four residential zones within the two Planning Areas. The majority of the land in Planning Area 8 is zoned R-60 (6,000 sq ft per lot minimum) for single-family homes, while Planning Area 7 features R-60 and R-90 (9,000 sq

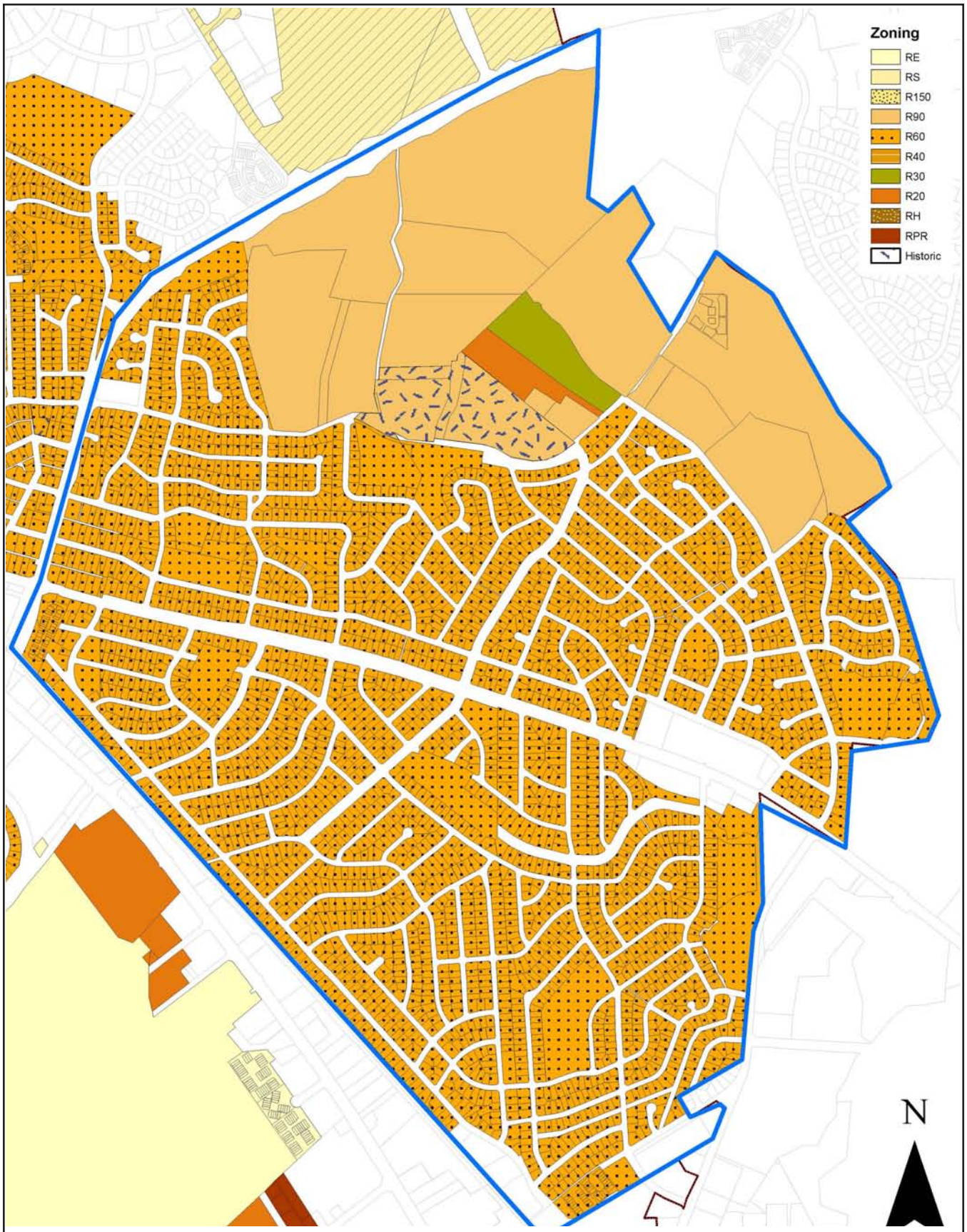
ft per lot minimum) zones. R-90 serves as a base zone for uses other than single family homes in the Twinbrook area – for example for Rockville High School. There are no residential properties constructed to R-90 standards in the Twinbrook neighborhoods. As noted previously, both R-60 and R-90 can serve as base zones for a Residential Townhouse (RTH) overlay zone, should a property owner wish to develop townhomes on an appropriate site.

Two multi-family garden-style apartment communitiesare located in the northern portion of the planning area close to the intersection of Baltimore Road and Twinbrook Parkway. The Forest Apartments occupies an 11.53 acre site and is zoned R-30, while The Woods Edge apartment complex occupies a 7.43 acre site and is zoned R-20.

The chart below shows the current development standards for the residential zones within the Twinbrook neighborhoods:

Current Development Standards for Residential Zones

Zone	Minimum Lot Area	Maximum Lot Coverage	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Lot Width	Maximum Height
R-60	6,000 sq.ft.	35%	25 ft.	8 ft.	20 ft.	60 ft. (35 ft. if 60 ft. at building line)	35 ft.
R-90	9,000 sq.ft.	25%	30 ft.	11 ft.	25 ft.	80 ft.	35 ft.
R-20	2,000 per dwelling unit	30%	25 ft.	1/2 building height, but not less than 30 ft.	1/2 building height, but not less than 30 ft.	150 ft.	45 ft. if less than 5-acre site75 ft.on sites 5 or more acres
R-30	3,000 per apartment; 4,000 per townhouse	25%	25 ft.	1/2 building height, but not less than 30 ft.	1/2 building height, but not less than 30 ft.	150 ft.	45 ft. if less than 5-acre site75 ft.on sites 5 or more acres



Twinbrook Residential Zoning Map

Current Development Standards in the Commercial Zones

Zone	Minimum or Maximum Zone Area (Aggregate of Contiguous Lots)	Floor Area Ratio (FAR)*	Maximum Height
C-1	5 acres maximum	1.0	30 ft. Not more than 2 stories.
C-2	-	2.0	75 ft.

- It is very important to note that these development standards (together with the permitted uses within the zone) mean that a six-story office building could be built - by right - on the sites that are covered by the C-2 zone.
- *See explanation of FAR on page 5

Office buildings constructed under C-2 regulations coming

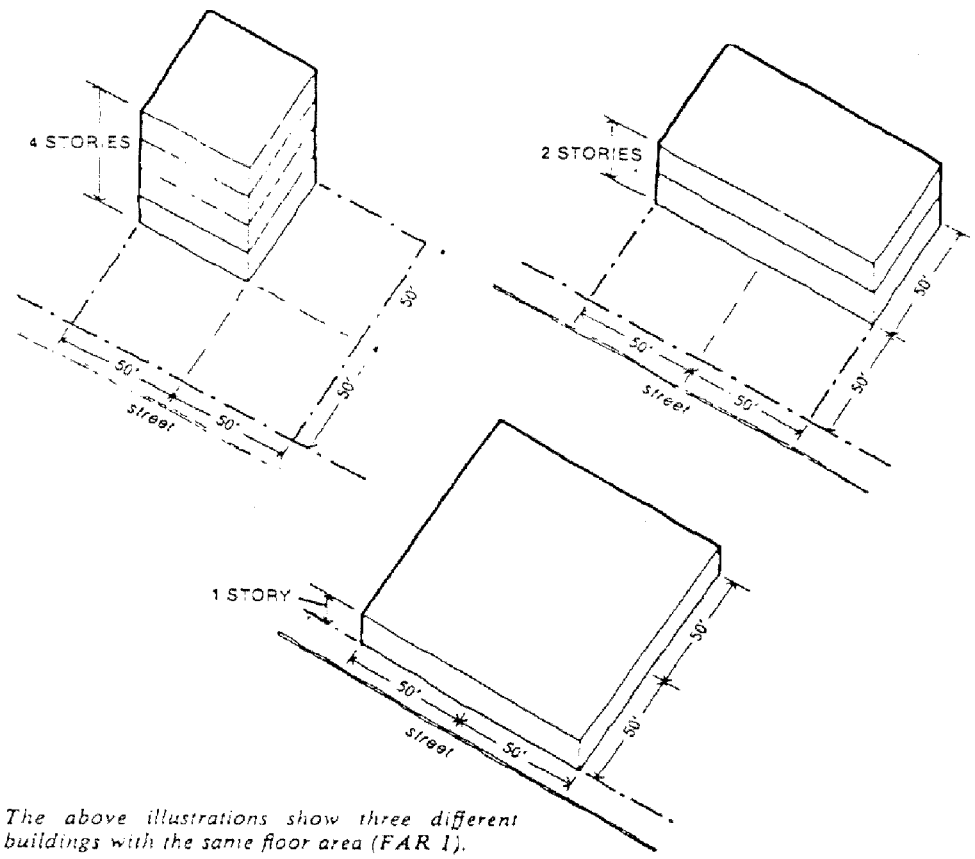
Office buildings constructed under C-2 regulations coming

Current Development Standards in the Industrial Zones

Zone	Maximum Lot Coverage	Floor Area Ratio (FAR)*	Maximum Height
I-1	**50%**	**.75**	**40 ft.No more than 3 stories.**
I-2	**60%**	**1.0**	**40 ft.No more than 3 stories.**

- *See explanation of FAR on page 5

*FAR is the ratio of the gross floor area of all buildings on a lot to the net lot area. For example, at a FAR of 1.0, a one-story building would cover the entire site; a two-story building would cover half the site, and a four-story building would cover one-quarter of the site.



The above illustrations show three different buildings with the same floor area (FAR 1).

FLOOR AREA RATIO

Appendix 5:
Transportation in Twinbrook

Eligibility Criteria for Residential Traffic Diversion Plans

For SECONDARY RESIDENTIAL streets, any one of the following:
A minimum of:

a. 2,000 vehicles per day in both directions, *or*

b. 200 vehicles in any hour in both directions, *or*

c. 150 vehicles in any hour in one direction

For PRIMARY RESIDENTIAL CLASS II streets, any one of the following:
A minimum of:

a. 5,000 vehicles per day in both directions, *or*

b. 500 vehicles in any hour in both directions, *or*

c. 375 vehicles in any hour in one direction

Eligibility Criteria for Speed Control Plans

For SECONDARY RESIDENTIAL streets:

a. A minimum of 500 vehicles per day, *and*

b. 85th percentile speed exceeding the speed limit by 7 mph, *and*

c. Minimum segment length of 600 feet

For PRIMARY RESIDENTIAL CLASS II streets:

a. A minimum of 1,500 vehicles per day, *and*

b. 85th percentile speed exceeding the speed limit by 9 mph, *and*

c. Minimum segment length of 600 feet

For PRIMARY RESIDENTIAL CLASS I streets:

a. A minimum of 2000 vehicles per day, *and*

b. 85th percentile speed exceed the speed limit by 14 mph, *and*

c. Minimum segment length of 600'

Appendix 6:
Twinbrook Tree Plan

Master Street Tree Plan

The Mayor and Council adopted the Master Street Tree Plan in April 2000. The Mission Statement of the plan is:

The City of Rockville has a legal and moral obligation to maintain healthy and safe trees on municipal land and public streets. The Master Street Tree Plan is a reasonable, and necessary way to make neighborhoods more aesthetically pleasing, and to reduce tree-related problems.

The major objective of the plan is to provide a continuum for the over 22,000 street trees on over 500 streets already present in Rockville by having a pre-approved replacement species for a street tree has been removed. Another goal is to provide for diversification of tree species throughout the City of Rockville, which helps to ensure the overall health of the urban forest. Finally it is important that every available planting space in the City of Rockville is planted.

Selecting appropriate replacement trees is important because of the conditions associated with the location. The width of the planting space and the presence or absence of overhead utilities is considered. A tree also needs to be resistant/tolerant to pests and diseases, available in nurseries, easy to maintain on a long-term basis, consistent with existing street trees, aesthetically pleasing and not a species with undesirable characteristics.

In terms of diversity, the City of Rockville maintains uniformity of tree species on individual streets while providing diversity of tree species from street to street. It is important to maintain diversity so that a disease that may wipe out a single tree species does not wipe out all of the trees such as when Dutch elm disease killed off almost all elms.

Neighborhoods worked with the City on the selection of street trees and the Mayor and Council adopted the plan in 2000. If a community desires to change the adopted tree species for their street the City of Rockville through the Recreation and Park Advisory Board will listen to concerns and make a decision. Undesirable aesthetics are not a stand-alone reason to remove a tree.

The plan is available on the City of Rockville's website.

Appendix 7:
Twinbrook Facilities

FACILITY	AREA	OWNER	PROGRAMS
Broome Athletic Park and Gym 751 Twinbrook Parkway *Art in Public Places site*	7.5 acres Park (19.49 acres total)	Montgomery Co. Park area leased by City of Rockville through 2008	Soccer, Basketball (Youth and Adult), T-Ball, Softball (Youth and Adult), Baseball, Football
Calvin Park 1248 Gladstone Drive	5.9 acres	City of Rockville	Soccer, T-Ball, Softball, Baseball, Football
Civic Center Park 603 Edmonston Drive Climbing Gym Croydon Creek Nature Center F. Scott Fitzgerald Theater Glenview Mansion *Art in Public Places site*	153 acres	City of Rockville	*Civic Center Park:* Sculpture on the Grounds, Eggstravaganza, Family Kite Fest, Classic and Antique Car Show, Playgrounds, Haunted Happenings, Tennis Courts, Active and Passive Park Use, Picnic grills and tables, Formal Gardens and Flower Beds, Forest Preserve, Nature Trails. *Climbing Gym:* Open Climb, Classes, Birthday Party and Team Building Rentals. *Croydon Creek Nature Center:* Tiny Talk Walks, Tyke Hikes, High School Lecture Series, Nature Programs, Trips, Camps, Spring Break Adventures, Rentals, Birthday Parties, Groundhog Day Celebration, Children and Adult Classes. *FSF Theatre:* Slimnastics, Rockville Regional Youth Orchestra, Rockville Chorus Concerts, Rockville Civic Ballet, Rockville Concert Band, Rentals, Senior Night Productions, Resident Company Performances, Local Live Theatre, Meetings. *Glenview Mansion:* Senior Associates Senior Club, Sunday Afternoon Concert Series, Art Gallery Exhibits Reception, Artist Talk, Guided Tours, Rockville Student Art Show, Kids Parks Performing Arts Series, Rentals, Knitting, Crochet, Wine Workshops, Conferences, Socials, Meetings, Holiday Open House.
Hillcrest Park 1150 Crawford Drive	4.4 acres	City of Rockville	T-Ball, Softball, Baseball, Soccer
Lone Oak Park Grandin Avenue at Woodburn Road	4.5 acres Park (6.53 acres total)	City of Rockville owns Park. Montgomery Co. owns balance of facility.	T-Ball, Softball, Baseball, Football, Soccer
Meadow Hall Elementary School 951 Twinbrook Parkway	8.4 acres	Montgomery Co. Public Schools	T-Ball, Softball, Baseball, Football, Soccer

FACILITY cont.	AREA	OWNER	PROGRAMS
Rockcrest Ballet Center and Park 1331 Broadwood Drive *Art in Public Places site*	7.4 acres	City of Rockville	Rockcrest Ballet Center: Ballet, Pre-ballet Park: Children's play area
Rockville High School 2100 Baltimore Road	30.3 acres	Montgomery Co. Public Schools	Basketball (Youth and Adult), T-Ball, Softball, Baseball, Track & Field, Football
Tweed Park Tweed Street	1.4 acres	City of Rockville	
Twinbrook Community Recreation Center and Annex 12920 Twinbrook Parkway *Art in Public Places site* (Includes office for Community Police Officer)	9.2 acres	City of Rockville	Pilates, Badminton, Powder Puff Basketball, Fat Burning Aerobics, Discovery Childcare Program, Basketball (Youth and Adult), Rentals, Senior Table Tennis, Senior Newcomb Volleyball, Senior Basketball, Twinkle Tunes, Pre-ballet, Yoga, Tap, Yogalates, Hip Hop Dance, Belly Dance, Tiny Crafts, Music Together, Babysitting Skills, Basketball Camp, Family Drop In, Teen Time, After School Adventure, Crafts, Games, Field Trips, Literature Club Partnership, Homework Help, Personal Training Sessions, Fall Spooktacular, Family Valentine's Day Dance, Princess Tea Party, Ice Cream Socials, Fiesta, Gymnasium, Computer Lab, Multipurpose Rooms, Fitness Center, Auxilary Police Office, Playground, Tennis Courts, Basketball Courts, Meeting Rooms, Rentals.
Twinbrook Elementary School 5911 Ridgeway Avenue	10.15 acres	Montgomery Co. Public Schools	Basketball (Youth and Adult), T-Ball, Softball, Baseball, Football, Soccer, After School Kidz Club Program, Summer Playground Program, CLICK (Childrens Art Classes), Junior Leader Program for Teens.

Appendix 8:
Twinbrook Facilities Owned by Montgomery Co.

Montgomery County Owned and Operated Facilities:

Schools:

Montgomery County Public Schools (MCPS) has established a set of objective criteria and a transparent process to handle the expansion and/or modernization of schools:

- The "over-capacity" trigger is 92 seats, or four classrooms.
- The MCPS Demographer looks at the school grade-by-grade and year-by-year to determine growth patterns.
- A Feasibility Study is scheduled into the 6-year CIP. This study is conducted to determine what the needs are.
- Planning and construction money will then be allocated through the CIP.
- The County Council has instructed MCPS not to announce an expansion date until the Feasibility Study is completed and the planning and construction money have been allocated.

There are two elementary schools, one high school and one special needs school within the planning area:

Twinbrook Elementary
5911 Ridgeway Avenue
Site size 10.15 acres.
Zoned R-60 residential.

Twinbrook Elementary School was built in 1956, renovated in 1986 and includes a gym, which is also used for community activities. The School's 10.15-acre site offers the option of adding an addition.

Currently Twinbrook Elementary is projected to be 109 seats over capacity by the end of the six-year MCPS CIP cycle. A Feasibility Study to determine whether an addition is needed is scheduled for the FY 2010 CIP, should the enrollment continue to warrant it.

The City uses the school for a wide range of recreational programs for both youth and adults.

MCPS plans to retain the site as a school for the life of the Twinbrook Neighborhood Plan.

Meadow Hall Elementary
951 Twinbrook Parkway
Site Area 8.37 acres.
Zoned R-90 residential.

Meadow Hall is a "class-size reduction" school that has not yet hit the 92-seat/four-classroom threshold that triggers an expansion. The situation is reviewed each year and if the trigger is reached, a Feasibility Study is scheduled in the 6-year CIP.

Planning funds are scheduled for a new gymnasium in FY 2007, subject to County Council approval.

The City uses the school field for recreational programs.

MCPS plans to retain the site as a school

for the life of the Twinbrook Neighborhood Plan.

Rockville High
2100 Baltimore Road
Site area 30.32 acres:
Zoned R-90 residential.

Rockville High School was recently refurbished and reopened in August 2004. The current enrollment is 1260. The school is designed for 1600 students and is not expected to reach capacity within the next fifteen years.

The City uses the school field for recreational programs.

MCPS plans to retain the site as a school for the life of the Twinbrook Neighborhood Plan.

Carl Sandburg Learning Center
451 Meadow Hall Drive
Site area 7.6 acres:
Zoned R-60 residential.

The Carl Sandburg Learning Center is scheduled for modernization. A Feasibility Study has been completed; planning has been scheduled for FY 2010, with completion estimated by January 2013.

A parking lot and driveway expansion project is scheduled for the summer of 2007. Residents of the Twinbrook Forest Condominium community are working with MCPS and City staff to ensure that the process moves forward smoothly. New lighting will be installed and MCPS has undertaken to direct the light away from the community - MCPS staff indicated that they could position the new light(s) away from the community. Lower light poles would be used so that the illumination "spread" of the new lights does not exceed 14 feet. The existing system allows for the lights to be placed on a timer, which will continue.

The Learning Center provides services for disabled children and does not have gymnasium or classroom space that are suitable for community use.

MCPS plans to retain the site as a school for the life of the TNP.

Montgomery County Owned and Operated Facilities - Community-Level Human Services:

Lone Oak Center
1010 Grandin Avenue

The Lone Oak Center is owned by Montgomery County but offers community support through a number of non-profit groups. It offers the following valuable services to the community:

- ***The Support Center Inc.*** occupies the western portion of the building, and offers day care to elderly citizens who need medical attention during the day. Patients have to be referred to the center by their Doctor. The facility has recently been expanded and is licensed by the State of Maryland to provide care for 125 people. The Center serves the central area of the county – Rockville, Gaithersburg, Takoma Park, Kensington and parts of Silver Spring. There is another center in Bethesda which serves the southern portion of the County. State regulations require that no patient be on the bus for more than one hour without a rest stop, which – given traffic conditions – tends to limit the service area. The Support Center has a staff of both professionals and volunteers and offers amenities for English and Spanish speakers.

The balance of the space at Lone Oak Center is occupied by:

- ***Park Street Children's Center,*** is a day care center that is operated as a non-profit

by the Montgomery County Day Care Association. The program offers day care to infants from two months old, and before and after school programs for children up to twelve years old and is open Monday – Friday from 7.00 a.m. to 6:30 p.m.

- ***Court Appointed Special Advocates (CASA) For Children***, is a 501I(3) non-for-profit organization, which advocates for abused and neglected children while they are under the court's jurisdiction.

- ***C.H.I. Centers, Inc.***, serves adults with developmental disabilities and provides vocational training and supported employment services. The Adult Program at Lone Oak serves the Rockville area and offers opportunities for paid and non-paid work, as well as social and recreational activities.

- ***Kennedy Institute,*** is a day program for Montgomery County adults over the age of 21 with severe and profound mental retardation.

Lone Oak Center is well maintained, offers services to the community, and appears to be well run.

The adjacent **Lone Oak Park** is owned by the City of Rockville and is programmed for recreational use.

MCPS has no plans to return the site to school use.

Broome Middle School (former)
751 Twinbrook Parkway
Site area 19.49 acres:
zoned R-90 residential.

MCPS closed Broome Middle School more than twenty years ago. The site is now owned by Montgomery County, which uses it as office space for the Montgomery County Board of Elections and the Montgomery County Department of Health and Human Services (HHS). A number of community services are provided, including the:

- *Adult Mental Health and Substance Abuse Services* (Montgomery County)

- ***Community Re-Entry Services*** (Montgomery County) provides evaluation and referral of incarcerated adults with mental health and substance abuse problems.

- ***Outpatient Addiction Services (Montgomery County)*** includes methadone, homeless alcohol and drug treatment program.

- ***Mental Health and Case Management, Core Service Agency (Montgomery County)***

- ***Adult Outpatient Mental Health Services (Montgomery County)***

- ***Interfaith Clothing Center,*** non-profit, which distributes clothing and household goods to those in need.

- ***Community Services for Autistic Adults and Children (CSAAC)*** provides care for autistic adults and children.

- ***CSAAC Foundation*** ensures continuation of long term support to clients of CSAAC.

The gymnasium and field are leased to the City of Rockville for recreational use.

MCPS has no plans to return the site to school use.